

COMMITTEE AMENDMENT FORM

DATE: 07/27/ 05

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #05-O-0529 SECTION (S)

RESOLUTION I. D. #05-R- PARA.

AMENDS THE LEGISLATION BY ATTACHING TWO (2) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 7/27/05

City Council
Atlanta, Georgia

05- 0 -0529

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-04/Z-02-20
Date Filed: 2-1-05

AN ORDINANCE TO AMEND ORDINANCE Z-02-20 (02-O-0820) WHICH REZONED PROPERTIES FOR I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT FOR THE PURPOSES OF SITE PLAN AMENDMENT FOR PROPERTY LOCATED AT **1111-1119 MEMORIAL DRIVE, S.E.** AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the previously approved site plan be substituted with a new plan.

ALL THAT TRACT or parcel of land lying and being Land Lots 12 and 13, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

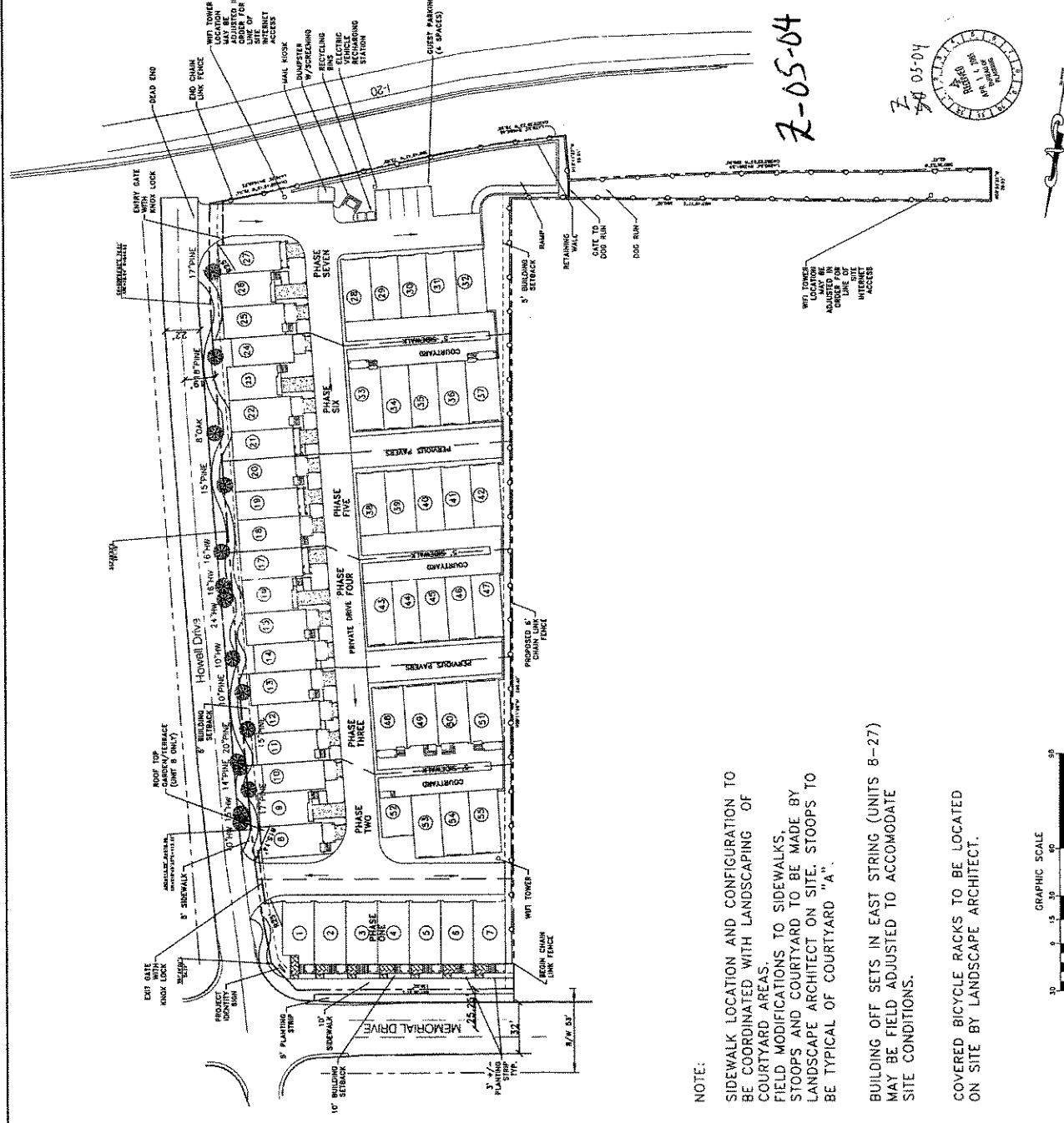
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-05-04 for 1111-1119 Memorial Drive, S.E.

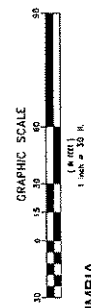
1. Site plan titled The Highmark on Memorial in Reynoldstown, by Columbia Engineering, dated April 8, 2005 and stamped as received by the City of Atlanta Bureau of Planning on April 14, 2005.
2. Conditions number two (2), three (3), and four (4) of Ordinance Z-02-20, adopted by City Council July 01, 2002 and approved by the Mayor July 09, 2002; and outlined and amended as follows:
 - (2) All ground level, street fronting uses, along Memorial Drive, shall have entrances directly adjacent and accessible to the sidewalk. A minimum of 5 feet wide landscape strip with trees shall be placed adjacent to the curb or applicant shall provide on street parking with landscape bulb outs subject to approval by the Department of Traffic and Transportation.
 - (3) ADA accessible parking shall be provided.
 - (4) There shall be sidewalks along Memorial Drive and Howell Street as indicated on the site plan.

NO.	REVISIONS	DATE
1	DESIGNED	05-04
2	CHECKED	05-04
3	APPROVED FOR CONSTRUCTION	05-04
4	NOT APPROVED FOR CONSTRUCTION	05-04

SITE DATA
 TOTAL AREA = 2.2292 AC (97,103.95 S.F.)
 ZONING CLASSIFICATION: C1C
 UNITS 1 THRU 7 - LIVE/WORK
 UNITS 8 THRU 55 - TOWNHOMES
 WORK AREA OF UNITS 1 THRU 7 IS LIMITED TO 300 S.F. EACH UNIT.
 SQUARE FOOTAGE OF RESIDENTIAL AREA AND STRUCTURES (HEATED): 85,794 S.F.
 SQUARE FOOTAGE OF WORK AREA: 2,100 S.F.
 TOTAL SQUARE FOOTAGE OF RESIDENTIAL AND WORK AREAS: 87,094 S.F.
 SQUARE FOOTAGE OF USE AND ACCESSORY SPACE: 0
 NUMBER OF DWELLING UNITS: 55
 HEIGHT OF BUILDING AND STRUCTURES: 50'
 NET LAND AREA = 97,103.95 S.F.
 GROSS LAND AREA = 138,088.92 S.F.
 FLOOR AREA RATIO (FAR)
 MAXIMUM ALLOWED: 0.696
 PROPOSED: 0.6365
 TOTAL OPEN SPACE (TOS)
 MINIMUM REQUIRED: 95,281.35 S.F.
 PROPOSED: 96,310.57 S.F.
 USABLE OPEN SPACE (UOS)
 MINIMUM REQUIRED: 55,235.57 S.F.
 PROPOSED: 56,515.77 S.F.
 NUMBER OF PARKING SPACES:
 MINIMUM REQUIRED:
 55 RESIDENTIAL UNITS @ 0.9 = 49.50
 7 OF THE 55 HAVE 300 S.F. OR LESS OF NON-RESIDENTIAL SPACE @ 1.0 REQUIRED = 7
 TOTAL MINIMUM REQUIRED = 56.50
 TOTAL PROVIDED:
 UNITS 1-7 (14) PARKING SPACES
 (7) RESIDENTIAL SPACES +
 (7) NON-RESIDENTIAL
 UNITS 8-27 (20) RESIDENTIAL UNITS
 (20) PARKING SPACES
 UNITS 28-55 (28) RESIDENTIAL UNITS
 (33) PARKING SPACES
 (3) ADDITIONAL PARKING SPACES ON SITE
 TOTAL (63) RESIDENTIAL SPACES
 (7) NON-RESIDENTIAL SPACES
 GRAND TOTAL (70) PARKING SPACES

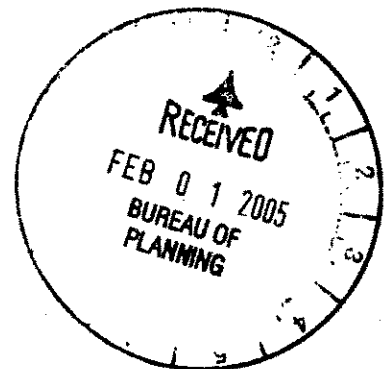


NOTE:
 SIDEWALK LOCATION AND CONFIGURATION TO BE COORDINATED WITH LANDSCAPING OF COURTYARD AREAS.
 FIELD MODIFICATIONS TO SIDEWALKS, STOOPS AND COURTYARD TO BE MADE BY LANDSCAPE ARCHITECT ON SITE. STOOPS TO BE TYPICAL OF COURTYARD "A".
 BUILDING OFF SETS IN EAST STRING (UNITS 8-27) MAY BE FIELD ADJUSTED TO ACCOMMODATE SITE CONDITIONS.
 COVERED BICYCLE RACKS TO BE LOCATED ON SITE BY LANDSCAPE ARCHITECT.



**CONDITIONS FOR 02-O-0628
Z-02-20**

1. Site Plan titled, "Proposed Mixed-Use Development at Intersection Memorial Drive & Howall Street", by Preston & Associates, Inc., dated 5/20/02 stamped as received by the Bureau of Planning on May 22, 2002.
2. All ground level, street-fronting uses shall have entrances directly adjacent and accessible to the sidewalk. A minimum of 5 feet wide landscape strip with trees shall be placed adjacent to the curb or applicant shall provide on street parking with landscape bulbouts subject to approval by the Department of Traffic and Transportation.
3. ADA accessible parking shall be provided.
4. There shall be sidewalks along Memorial Drive and Howall Street as indicated on the site plan.



Z-05-04 / Z-02-20